



JENNIFER M. GRANHOLM  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LABOR & ECONOMIC GROWTH  
LANSING

KEITH W. COOLEY  
DIRECTOR

**STATE BOUNDARY COMMISSION**  
**BUREAU OF CONSTRUCTION CODES**

Conference Room 3, First Floor  
2501 Woodlake Circle  
Okemos, MI 48864

**AGENDA**

November 15, 2007  
1:30 p.m.

**1. DOCKET #05-I-1: TUSCOLA COUNTY**

Legal sufficiency of a referendum petition on the proposed incorporation of the Village of Caro as a Home Rule City.

- a. Call to Order and Determination of Quorum.
- b. Opening Statement.
- c. Comments and/or Presentations by Involved Parties.
- d. Public Comment.
- e. Commission Questions/Discussion/Deliberation.
- f. Commission Action.
- g. Adjourn.

**2. DOCKET #05-I-2: HURON COUNTY**

Discussion on the election of charter commissioners for the proposed incorporation of the Village of Caseville as a Home Rule City.

- a. Call to Order and Determination of Quorum.
- b. Opening Statement.
- c. Comments and/or Presentations by Involved Parties.
- d. Public Comment.
- e. Commission Questions/Discussion/Deliberation.
- f. Commission Action.
- g. Adjourn.

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[www.michigan.gov](http://www.michigan.gov)

3. **DOCKET #07-I-1: HURON COUNTY**

Legal Sufficiency on the proposed incorporation of the Village of Sebewaing as a Home Rule City.

- a. Call to Order and Determination of Quorum.
- b. Opening Statement.
- c. Comments and/or Presentations by Involved Parties.
- d. Public Comment.
- e. Commission Questions/Discussion/Deliberation.
- f. Commission Action.
- g. Adjourn.

4. **DOCKET #06-AP-3: EATON COUNTY**

Adjudicative session to adopt the Summary of Proceedings, Findings of Fact, and Conclusions of Law on the proposed annexation of certain territory (Dible) in Oneida Township to the City of Grand Ledge.

- a. Call to Order and Determination of Quorum.
- b. Opening Statement.
- c. Comments and/or Presentations by Involved Parties.
- d. Public Comment.
- e. Commission Questions/Discussion/Deliberation.
- f. Commission Action.
- g. Adjourn.

5. **DOCKET #06-AP-2: LAPEER COUNTY**

Adjudicative session to adopt the Summary of Proceedings, Findings of Fact, and Conclusions of Law on the proposed annexation of certain territory in Elba Township to the City of Lapeer.

- a. Call to Order and Determination of Quorum.
- b. Opening Statement.
- c. Comments and/or Presentations by Involved Parties.
- d. Public Comment.
- e. Commission Questions/Discussion/Deliberation.
- f. Commission Action.
- g. Adjourn.

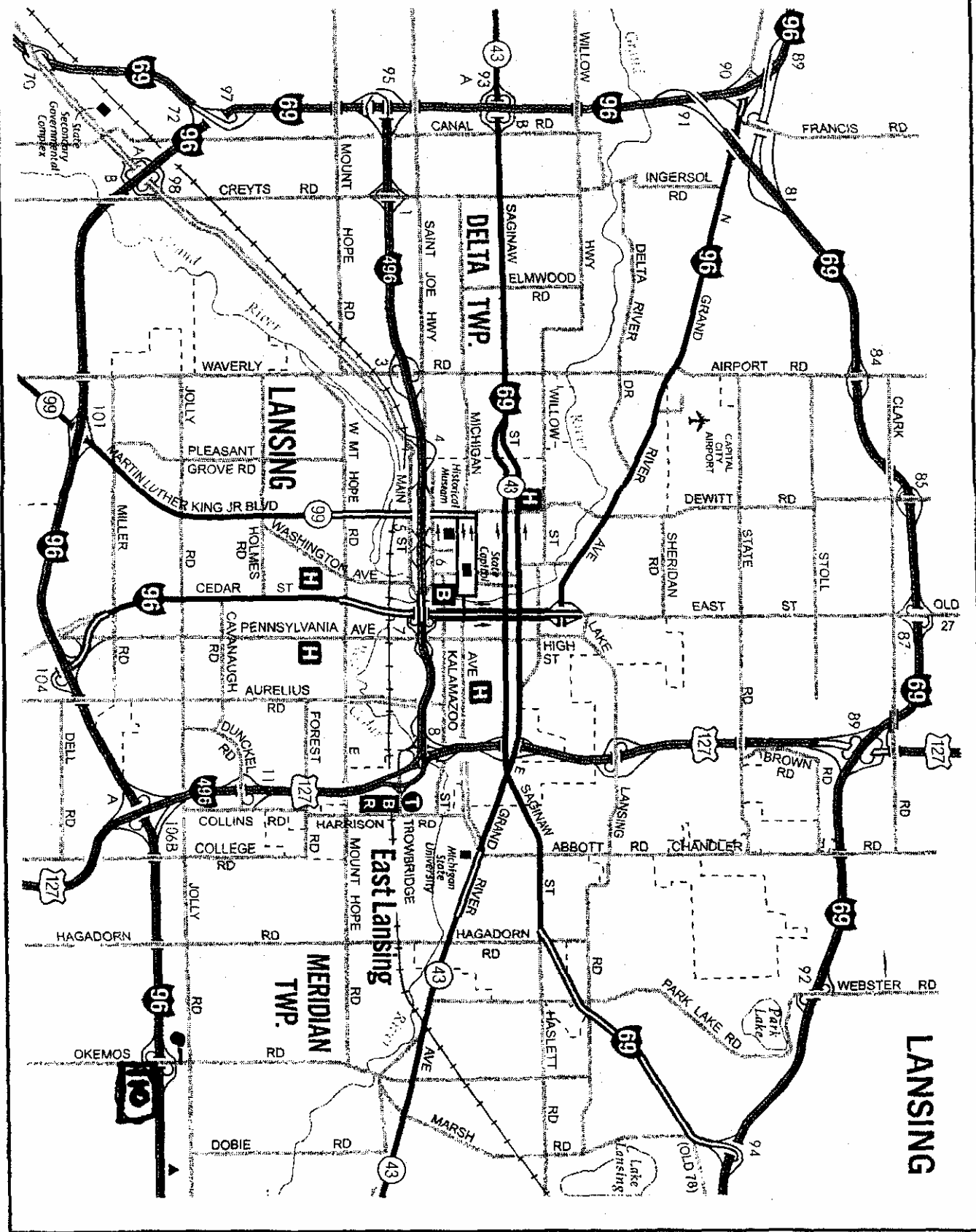
**DOCKET MATERIAL FOR THIS MEETING WILL BE AVAILABLE ON THE WEB  
TEN DAYS PRIOR TO THE MEETING AT:**

- [www.michigan.gov/bcc](http://www.michigan.gov/bcc)
- CLICK "COMMISSIONS/BOARDS" ON LEFT SIDE OF WEB PAGE.
- CLICK "STATE BOUNDARY COMMISSION."
- AGENDA ITEMS ARE LISTED UNDER THIS MEETING DATE.

IF YOU HAVE ANY QUESTIONS ABOUT THIS MEETING,  
PLEASE CALL (517) 241-6321 BEFORE 11:00 AM ON THE DAY OF THE MEETING.

THE COMMISSION MAY REVISE THIS AGENDA OR TAKE UP OTHER PROPERLY NOTICED ITEMS AS NEED AND TIME  
ALLOW. DOCKET ITEMS MAY NOT NECESSARILY BE CONSIDERED IN THE SAME ORDER AS LISTED ON THIS AGENDA.

.....  
Please make sure all cell phones, pagers, and other personal electronic devices are either turned off or set to vibrate. The meeting site is accessible and includes handicapped parking. In order to enhance accessibility for everyone, individuals attending the meeting are encouraged to refrain from using heavily scented personal care products. Persons with disabilities requiring additional accommodation in order to participate should contact the Boundary Commission Office by either telephone (517-241-6321) or email (holmes@bco.michigan.gov) at least ten business days in advance.  
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LANSING

East Lansing

Meridian Twp.

Delta Twp.

LANSING

to M-43 & Okemos



Jolly Road

Woodlake Drive

Okemos Rd.

MDOT  
Field Office

MDOT  
Park &  
Ride lot

CRACKER  
BARRIL

APPLEBEE'S

Mc  
DONALD'S

PARKING

PARKING

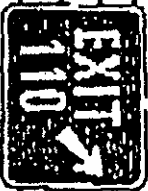


Woodlake Circle

to Lansing

to Detroit

96





JENNIFER M. GRANHOLM  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LABOR & ECONOMIC GROWTH  
LANSING

KEITH W. COOLEY  
DIRECTOR

To: State and Huron County Boundary Commissioners

From: Christine Holmes, Specialist  
State Boundary Commission

Date: November 6, 2007

Subject: **Docket # 07-I-1**  
**Legal Sufficiency Review**  
**Petition to Incorporate the Village of Sebewaing as a Home Rule City**  
**(Huron County)**

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1. This petition to request the incorporation of the General Law Village of Sebewaing as a Home Rule City was filed with the Boundary Commission on June 5, 2007. The petitioner is identified as "The Village to City Committee." The Village of Sebewaing is located in the Township of Sebewaing, Huron County.

2. The Part 1 maps include a section in Akron Township (Tuscola County) as part of the territory proposed for incorporation. However, all other documents in the petition (ie the Part III legal description, the petition signature pages, the Village Resolution in Part II, the Part V, and the Part VI map) describe the area proposed for incorporation as the existing Village.

3. The Village population is 1,974 (based on 2000 census). The land area of the village is 1.6 square miles. The density is approximately 1,234 inhabitants per square mile. The population and density criteria to incorporate as a home rule city of the fifth class is met as prescribed in the Home Rule City Act (MCL 117.7).

4. The petition contains 121 signatures. The Village clerk validated 119 signatures as being qualified electors and freeholders residing within the existing village, which is the area proposed for incorporation in all documents submitted with the petition except for the Part I map. The Boundary Commission Act requires valid signatures of at least 5% of the population, or 100, whichever number is greater, who are qualified electors and freeholders of the territory affected by the proposed new incorporation (MCL 123.1007). Therefore, since 5% of the village population is 99, the minimum number of valid signatures required is 100. The valid signature requirement is met and exceeded.

The legal sufficiency letter from the Office of Land Survey and Remonumentation is attached, in which Mr. Lambert provides his review comments on the Part I maps and Part III legal description for the Commission.

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STATE OF MICHIGAN  
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LANSING

KEITH W. COOLEY  
DIRECTOR

November 5, 2007

Christine A. Holmes  
Specialist  
State Boundary Commission

RE: **Docket 2007-I-01 Proposed City of Sebewaing Incorporation**

Dear Christine:

I have reviewed the PART I map and the PART III legal description in **2007-I-01** and have the following comments for your consideration.

The petition contained three sheets labeled PART I, one sheet labeled PART I(a) and one sheet labeled PART I(b) for a total of 5 map sheets. I considered the three sheets labeled PART I to be the PART I map.

The limits of the **Village of Sebewaing, Sebewaing Township and Akron Township, Tuscola County** are not labeled on the PART I map as required by commission rule 25. The plat list on the PART I map needs revisions.

The PART I map is not accurate. Section 1 and a portion of section 12, T15N, R8E, **Akron Township, Tuscola County** are not labeled on the PART I map, which is represented as territory proposed for incorporation. The PART I map shows the center of section 7; however, section 7 is fractional and was patented as government lots 1-4 and the east half of the southeast quarter.

Information in our office indicates that land extends into Lake Huron along the north line of the Sebewaing River which is not shown on the PART I map. According to MCL 123.583, whenever the boundary of a city or village is the shore line of a Great Lake any filled-in submerged land which is an extension of the upland automatically is included within the boundaries of the city or village without annexation proceedings.

The PART I map and the PART III legal description are not consistent with each other.

The PART III legal description contained three property descriptions. The first property description does not specify a county or state, necessary elements in all legal descriptions.

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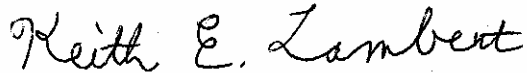
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Ms. Christine A. Holmes  
November 5, 2007  
Page 2

The PART III legal description does not identify any plats of record that are located within the territory proposed for incorporation, as required by MCL 560.255.

The territory proposed for incorporation as described in the PART III legal description is consistent with the **Village of Sebewaing** limits, based on the documentation provided by the Secretary of State as of August 8, 2007.

Sincerely,

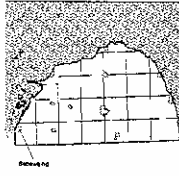
A handwritten signature in cursive script that reads "Keith E. Lambert".

Keith E. Lambert, P.S., Plat Examiner  
Office of Land Survey and Remonumentation

KEL/jd



32 - VILLAGE OF SEBEWAING



APPROVED  
 4.00 - MILES OF MAJOR STREET  
 0.00 - MILES OF LOCAL STREET  
 FOR THE PERIOD  
 JULY 1, 2006 TO JUNE 30, 2007  
 BY  
 ACT 61 CERTIFICATION/ENGINEER  
 ON  
 DATE OF APPROVAL

VILLAGE of SEBEWAING  
 HURON COUNTY

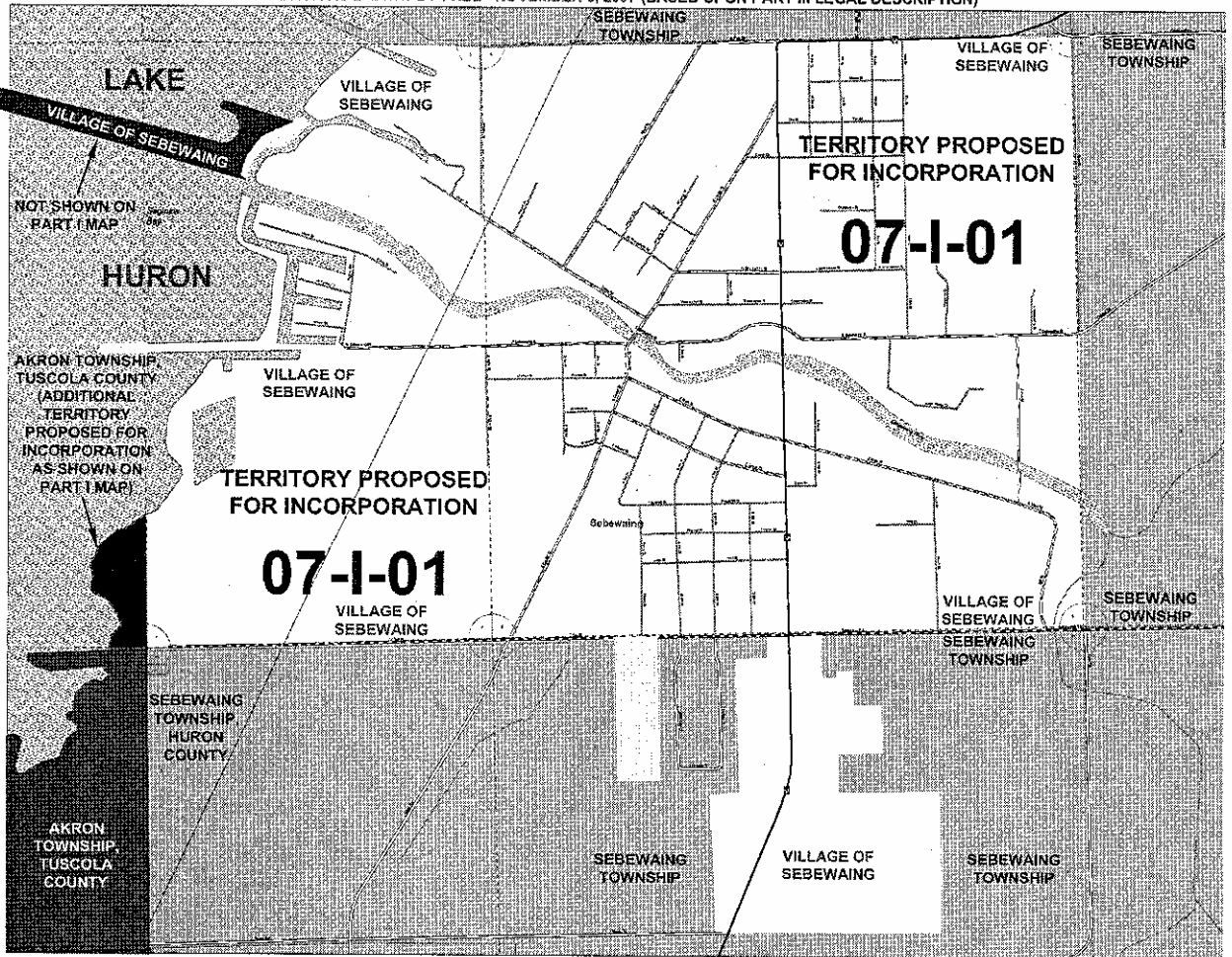
T 10N-R 8E  
 POP 1,874 - 2000 CENSUS  
 STREET SYSTEM  
 IN ACCORDANCE WITH MICHIGAN  
 PUBLIC ACT 51 OF 1964, AS AMENDED  
 MICHIGAN DEPARTMENT OF TRANSPORTATION  
 1 INCH = 1000 FEET Map Size 18x24



LEGEND	
<b>ROAD SYSTEM</b>	<b>GEOGRAPHY</b>
STATE TRUNKLINE	AKR ZONES
COUNTY PRIMARY	SECTIONS
COUNTY LOCAL	NON-POOLED AREAS
CITY MAJOR	LAKE FRONTS
CITY LOCAL	HYDROGRAPHY
ADJACENT JURISDICTION ROAD	RAILROAD
UNIVERSITY ROAD	
STATE PARK ROAD	
RAILROAD	

Revision Date: January 2, 2007

MAP REVISIONS BY MDLEG/BCC/OLSR FOR STATE BOUNDARY COMMISSION LEGAL SUFFICIENCY DOCKET NO. 07-4-01  
 REVISIONS DRAWN BY: KEL - NOVEMBER 5, 2007 (BASED UPON PART III LEGAL DESCRIPTION)



**ANNEXATION OF SUBMERGED LANDS (EXCERPT)**

**Act 4 of 1955**

**123.583 Great lakes submerged lands; automatic annexation to cities and villages.**

Sec. 3. Whenever the boundary of any city or village in this state is the shore line of any of the Great Lakes or connecting waters, any filled-in submerged land which is attached to and an extension of the upland and which shall have been in existence for more than 15 years and any submerged islands not within any city or village but within 300 yards of the boundary of the city or village shall be included within the boundaries of the city or village without annexation proceedings and shall also be within the boundaries of the county and other units of government.

**History:** Add. 1961, Act 205, Eff. Sept. 8, 1961.